047.0	0006	0013.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	917,300 /	917,300
					USE VALUE:	917,300 /	917,300
					ASSESSED:	917,300 /	917,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		NEWTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC CARTHY JOHN & HANNA	
Owner 2:		
Owner 3:		
Street 1:	2 NEWTON RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,192 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 2475 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5192.000	451,600	5,100	460,600	917,300
Total Card	0.119	451,600	5,100	460,600	917,300
Total Parcel	0.119	451,600	5,100	460,600	917,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 370.63 | /Parcel: 370.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 047.0-0006-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	451,700	5100	5,192.	460,600	917,400	917,400	Year End Roll	12/18/2019
2019	104	FV	355,100	5100	5,192.	489,400	849,600	849,600	Year End Roll	1/3/2019
2018	104	FV	355,100	5100	5,192.	357,000	717,200	717,200	Year End Roll	12/20/2017
2017	104	FV	333,600	5100	5,192.	310,900	649,600	649,600	Year End Roll	1/3/2017
2016	104	FV	333,600	5100	5,192.	264,800	603,500	603,500	Year End	1/4/2016
2015	104	FV	298,300	5100	5,192.	259,100	562,500	562,500	Year End Roll	12/11/2014
2014	104	FV	298,300	5100	5,192.	213,000	516,400	516,400	Year End Roll	12/16/2013
2013	104	FV	310,000	5100	5,192.	202,700	517,800	517,800		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4019

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15436-351		2/1/1984		137,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/7/2003	854	Re-Roof	5,500					

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	MEAS&NOTICE	CC	Chris C
1/21/2009	Meas/Inspect	345	PATRIOT
3/1/2000	Meas/Inspect	270	PATRIOT
8/17/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5192		Sq. Ft.	Site		0	80.	1.11	1									460,609						460,600	

Total AC/HA: 0.11919 | Total SF/SM: 5192 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 460,609 | Spl Credit | Total: 460,600

User Acct

33662

GIS Ref

GIS Ref

Insp Date

11/30/18

!4019!

PRINT

Date	Time
12/10/20	19:06:57

LAST REV

Date	Time
04/09/19	15:23:33

apro

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	33662
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	14 - Asphalt Tile	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10025728
Const Adj.:	0.98686206
Adj $ / SQ:	184.586
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	654463
Depreciation:	202884
Depreciated Total:	451580

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

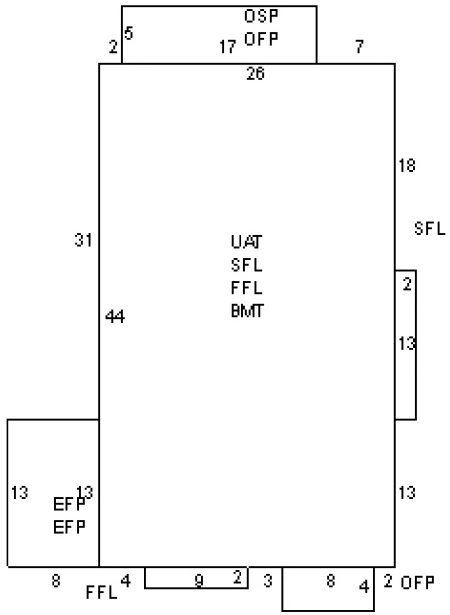
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	184.59
Special Features:	0	Val/Su Net:	108.25
Final Total:	451600	Val/Su SzAd	193.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,170	184.590	215,966
FFL	First Floor	1,162	184.590	214,489
BMT	Basement	1,144	55.380	63,350
UAT	Upper Attic	286	101.520	29,035
EFP	Enclos Porch	208	39.780	8,275
OFP	Open Porch	117	30.200	3,533
OSP	Screen Porch	85	38.980	3,314

Net Sketched Area:	4,172			Total:	537,962
Size Ad	2332	Gross Are	5030	FinArea	2475

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 047.0-0006-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1923	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100